



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Tue Jun 30 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 4735 ROBERTS RD COLUMBUS, OH 43228

Mailing Address: 4735 ROBERTS RD

COLUMBUS OH 43228

Owner: JCLM LTD

Parcel Number: 560154552

ZONING INFORMATION

Zoning: Z87-1528, Manufacturing, M
effective 10/5/1987, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

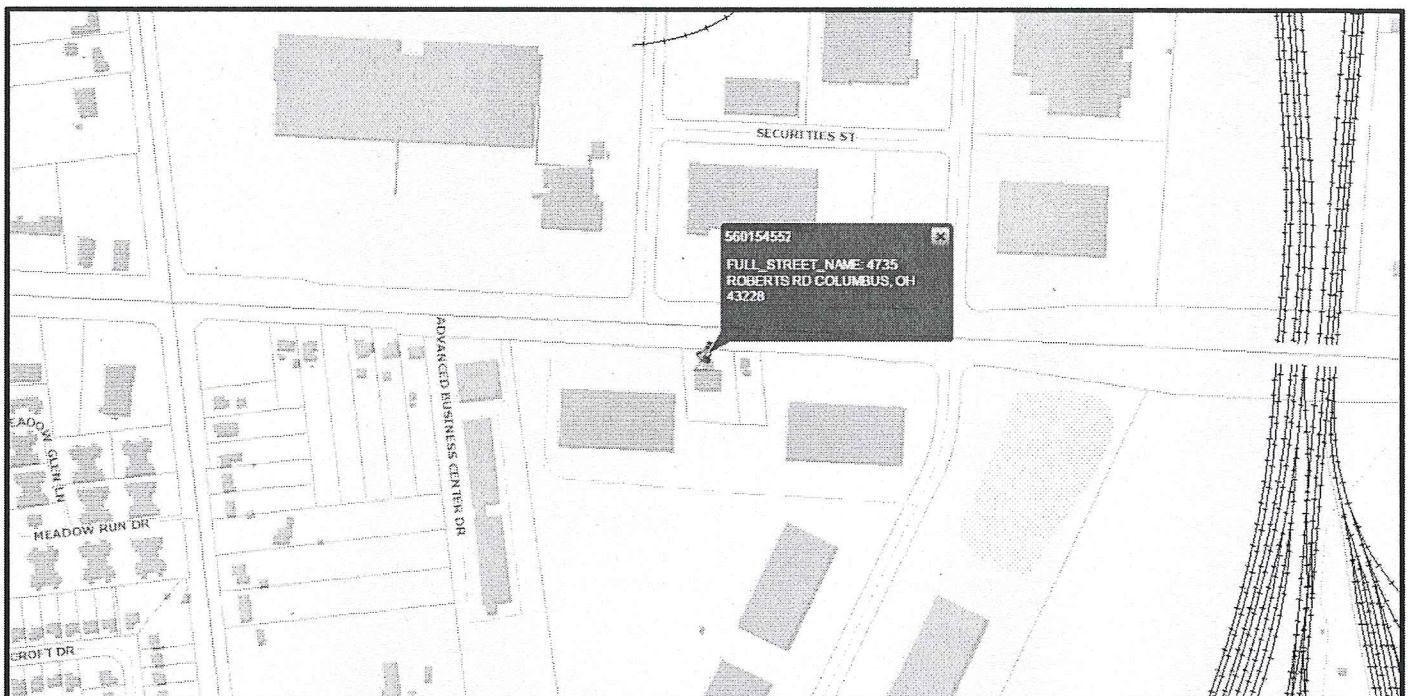
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





DEPARTMENT OF BUILDING
AND ZONING SERVICES

Graphics Commission Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: GC15-021 Date Received: June 8, 2015
 Application Accepted by: Jamie Freise Fee: \$1,900.00
 Commission/Civic: None
 Existing Zoning: M
 Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Install a 54 square feet Double-face free-standing pole sign @ 17'-9" Over-all-Height encroaching
the Right-of-way by 4'-0" requiring a variance by section 3377.09(4) due to automatic changeable
copy 3377.17(A) Less than A 15' S.B TO '0"

LOCATION

Certified Address: 4735 Roberts Road City: Columbus Zip: 43228

Parcel Number (only one required): 560-154552

APPLICANT

Applicant Name: Stanley W. Young, III, Trinity Sign Group Phone Number: (614) 564-9432 Ext.: n/a

Address: 2379 Hardesty Drive N City/State: Columbus, Ohio Zip: 43204

Email Address: trinitysigngroup@gmail.com Fax Number: n/a

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: JCLM Ltd. Phone Number: (614) 876-5800 Ext.: n/a

Address: 4735 Roberts Road City/State: Columbus, Ohio Zip: 43228

Email Address: n/a Fax Number: n/a

ATTORNEY / AGENT (Check one): ☐ Attorney ☒ Agent

Name: Stanley W. Young, III, Trinity Sign Group Phone Number: (614) 564-9432 Ext.: n/a

Address: 2379 Hardesty Drive N City/State: Columbus, Ohio Zip: 43204

Email Address: trinitysigngroup@gmail.com Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Stanley W. Young, III

PROPERTY OWNER SIGNATURE John McLaughlin

ATTORNEY / AGENT SIGNATURE Stanley W. Young, III

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer



Graphics Commission Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov**AFFIDAVIT**STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Stanley W. Young, III., Trinity Sign Group
 of (1) MAILING ADDRESS 2379 Hardesty Drive., N, Columbus, Ohio 43204-5810
 deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
 name(s) and mailing address(es) of all the owners of record of the property located at
 (2) per CERTIFIED ADDRESS FOR PROPERTY 4735 Roberts Road, Columbus, Ohio 43228
 for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and
 Zoning Services, on (3) June 8, 2015

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS(4) JCLM Ltd.
4735 Roberts Road
Columbus, Ohio 43228APPLICANT'S NAME AND PHONE #
(same as listed on front application)Stanley W. Young, III., (614) 564-9432AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS(5) None

and that the following is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS (Please see attached List)	(6b) PROPERTY OWNER MAILING ADDRESS

☐ (7) Check here if listing additional property owners on a separate page.(8) SIGNATURE OF AFFIANT Stanley W. Young, III.Sworn to before me and signed in my presence this 8th day of June, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires 11/09/16Notary Seal Here
Notary Public, State of Ohio
My Comm. Expires 11-09-2016

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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 Please make checks payable to the Columbus City Treasurer



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AND ZONING SERVICES

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Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

APPLICATION #

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

3382.05 Variance

- A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
 2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
 3. Prevent a reasonable return in service, use of income compared to other conforming premises in the same district; and
 4. Where the result of granting the Variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.
- B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3382.05, Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:

(Please see attached Statements)

Signature of Applicant

Stanley W. Young, III

Date June 5, 2015

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

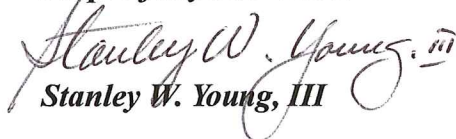
Please make checks payable to the Columbus City Treasurer

Hardship Statements

I have read Section 3382.05, Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:

- 1). There are both stationary and permanent structures that would block the viewership of the pole sign if it were placed at a 15' set-back. To the west is a large pine tree on the abutting and adjoining property with 160' that blocks the front of this business as you are traveling eastbound on Roberts Road. To the east of the property there is a car lot that has vehicles parked toward the front of their property blocking the sign.*
- 2). This subject property is different than most due to the location of the right-of-way as Roberts Road was widened making a change in location of where a ground sign can be placed.*
- 3). This subject property is in need of a functional ground sign that existing customers and new alike need to be able to see. This business is service oriented and the need for visibility is critical to continued business success.*
- 4). The granting of this variance would NOT be injurious to neighboring properties, and will not be contrary to the public interest or the intent or spirit of the City of Columbus Graphics Code. This business is entitled to a ground sign and the proposed sign will be welcomed addition to this site. We therefore request your professional review and consideration in our request.*

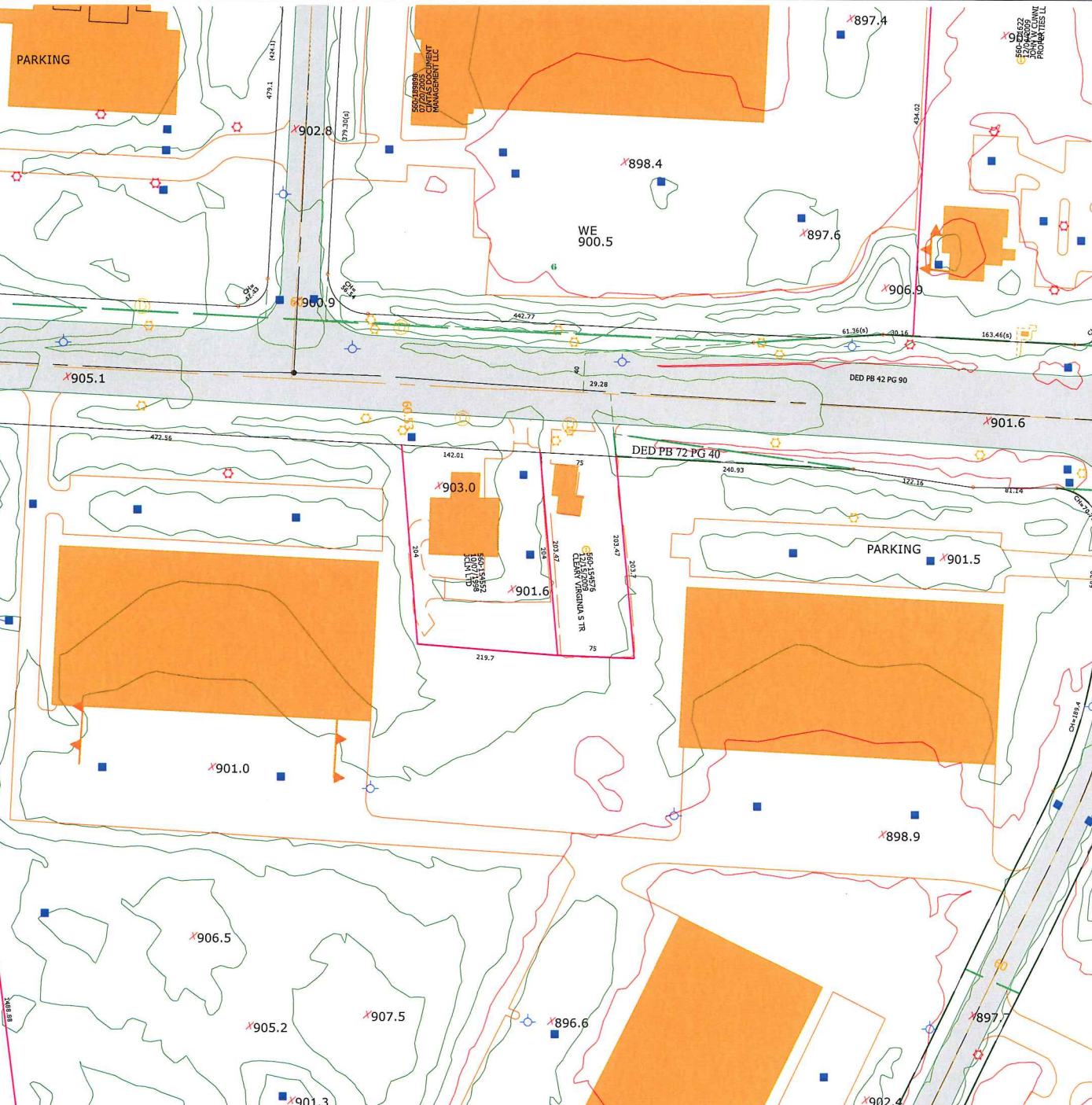
Respectfully Submitted.


Stanley W. Young, III

June 5, 2015



DATE: 6/5/15



Scale = 150



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



LOOKING EAST



LOOKING EAST, LARGE TREE BLOCKING FRONT OF BUSINESS.



FRONT OF SUBJECT BUSINESS.



EXISTING SIGN LOOKING EAST

GC15-021

4735 ROBERTS ROAD



EXISTING SIGN LOOKING WEST



EXISTING SIGN



EXISTING SIGN

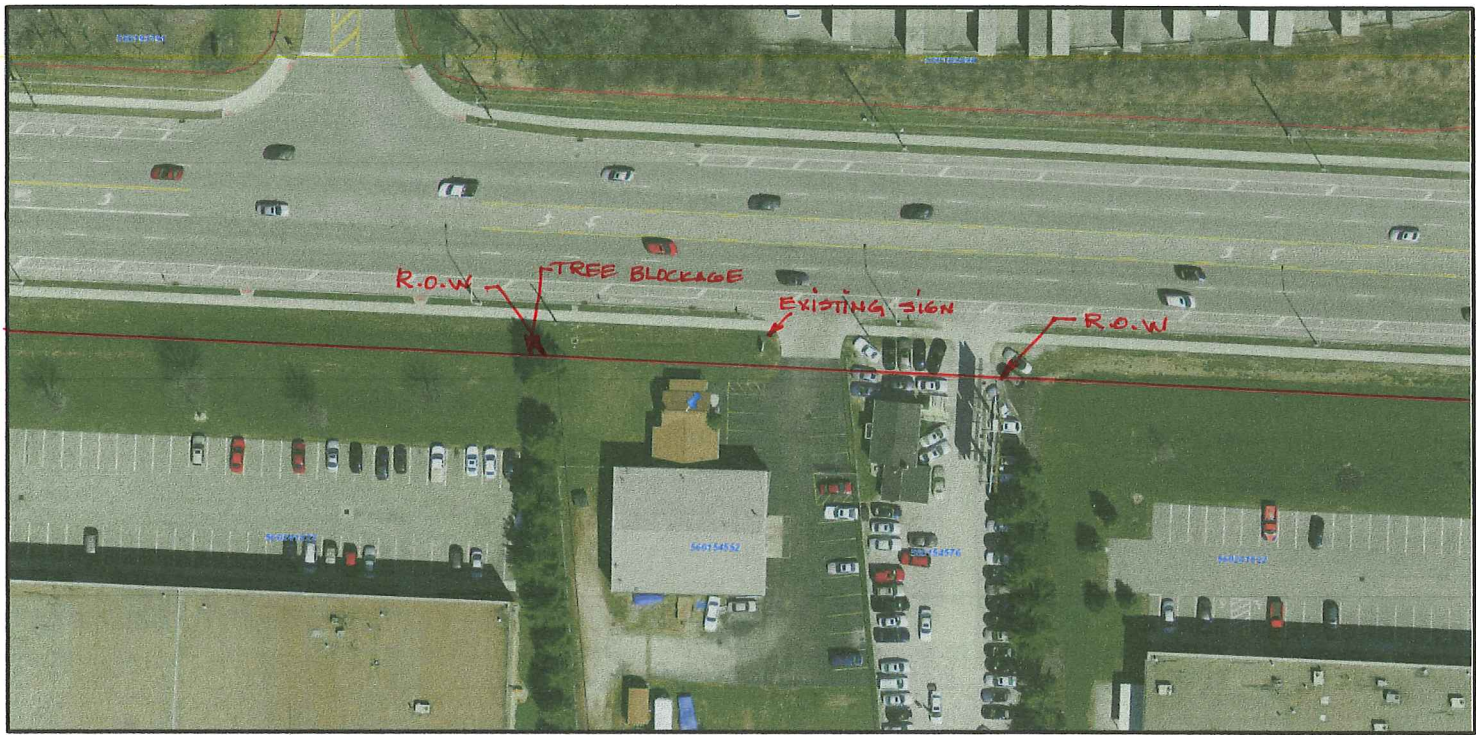
LOOKING WESTBOUND



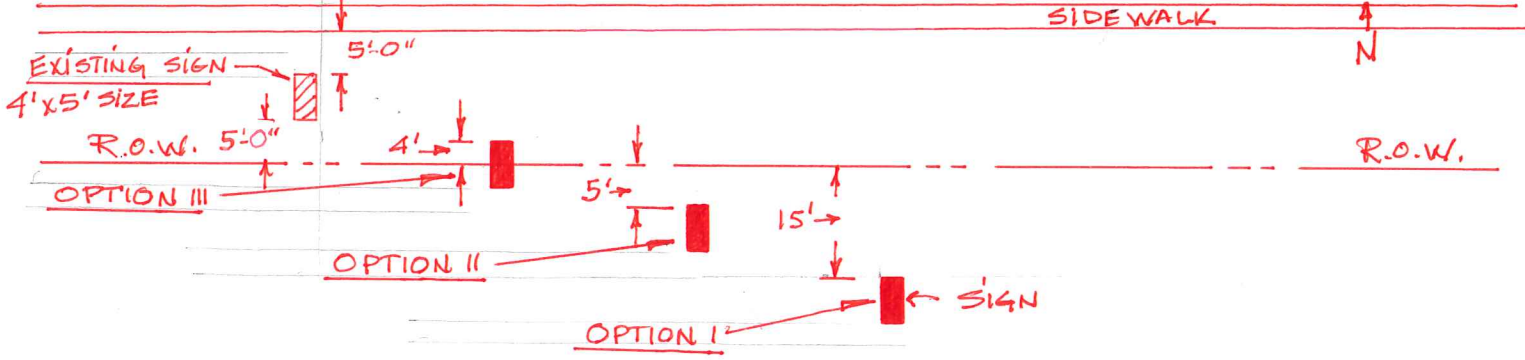
PROPERTY TO THE EAST

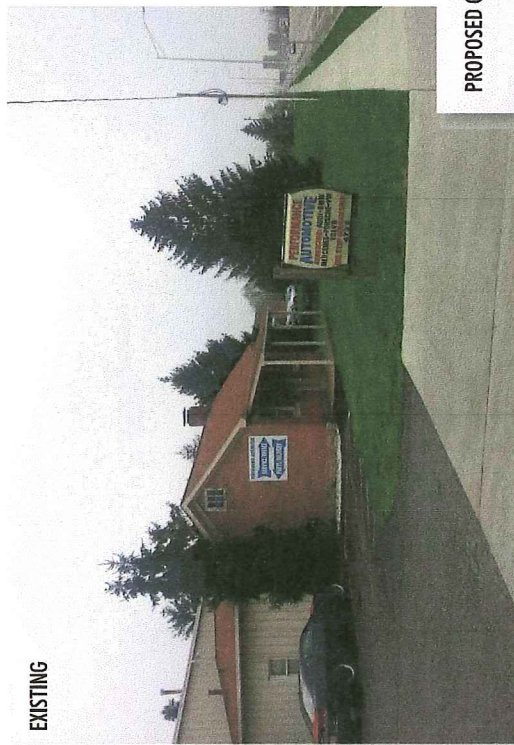
GC15-021
4735 ROBERTS ROAD

Zoning Map
City of Columbus, Ohio



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EXISTING



PROPOSED CONCEPTUAL

Danite Sign Co.
Proudly Serving Central Ohio Since 1954
1640 Hermon Ave Columbus, Ohio 43223
(614) 444-3333 (FAX) 444-3028
www.danitesign.com

APPROVED-CUSTOMER _____ DATE _____

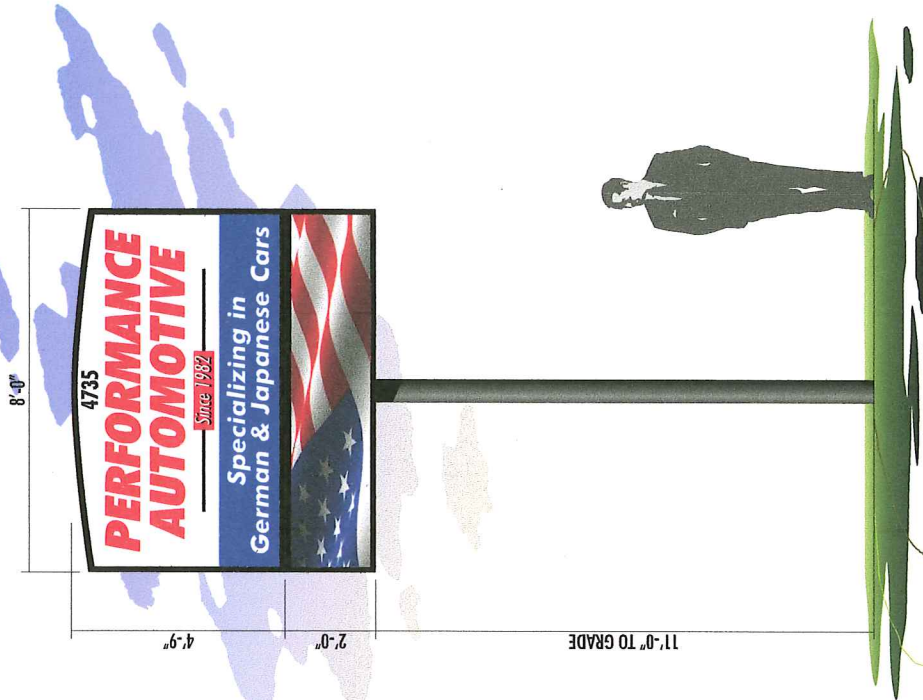
SIGN DESIGN CONSULTANT _____ DATE _____



JOB NAME PERFORMANCE AUTOMOTIVE #22976
STREET 4735 ROBERTS RD.
CITY, STATE COLUMBUS, OH
LOCATION Pylon
SKETCH # 13-379 R2
DATE 4/24/13 REV. 4/28/15
FILE NAME PERFORMANCE AUTO.CDR
DIRECTORY KEITH > 2013 > P

SCALE NONE SALE \$5 DESIGNER KS

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D/F INT. H.O. FLUORESCENT ILLUMINATED PYLON SIGN W/ 16MM FULL-COLOR EMC. 3/8" = 1'-0"
 BLACK ALUMINUM CABINET, RETURNS & RETAINER W/ WHITE POLY FACE & BLACK, 3630-33 RED & 3630-36 BLUE
 VINYL GRAPHICS.
 D/F 16MM FULL-COLOR ELECTRONIC MESSAGE CENTER.
 6" BLACK STEEL SUPPORT.

Danite Sign Co.
 Proudly Serving Central Ohio Since 1954
 1640 Harmon Ave Columbus, Ohio, 43223
 (614) 444-3333 (FAX) 444-3026
 www.danitesign.com

APPROVED-CUSTOMER _____ DATE _____

SIGN DESIGN CONSULTANT _____ DATE _____



JOB NAME PERFORMANCE AUTOMOTIVE #22976
 STREET 4735 ROBERTS RD.
 CITY, STATE COLUMBUS, OH
 LOCATION PYLON
 SKETCH # 13-379 R2
 DATE 4/24/13 REV. 4/28/15
 FILE NAME PERFORMANCE AUTO.CDR
 DIRECTORY KEITH > 2013 > P

SCALE 3/8" = 1'-0" SALE LH DESIGNER KS
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GC15-021
4735 ROBERTS ROAD

Graphics Commission Application

757 Carolyn Avenue, Columbus, Ohio 43224
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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Stanley W. Young, III., Trinity Sign Group
of (COMPLETE ADDRESS) 2379 Hardesty Drive, N, Columbus, Ohio 43204-5810

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>JCLM Ltd.</u>	<u>4735 Roberts Road, Columbus, Ohio 43228</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

SIGNATURE OF AFFIANT Stanley W. Young, III.

Sworn to before me and signed in my presence this 8th day of June, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 11/07/16

Notary Seal Here



SOK KHOEUN THY
Notary Public, State of Ohio
My Comm. Expires 11-09-2016